

SUBJECT: PRELIMINARY REPORT
2080552 & 2328465 Ontario Inc.
Application for Zoning By-law Amendment to permit thirty-nine (39) townhouse units at 4781, 4791, 4801 and 4813 14th Avenue (Ward 8)

File No. ZA 18 114381

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
Senior Planner, Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., extension 6588
Manager, Central District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, 2080552 & 2328465 Ontario Inc., Application for Zoning By-law Amendment to permit thirty-nine (39) townhouse units at 4781, 4791, 4801 and 4813 14th Avenue, File No. ZA 18 114381" be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the application. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

Application deemed complete

The proposed Zoning By-law Amendment application was deemed complete by staff on April 11, 2017.

Next Steps:

- Scheduling of a Statutory Public Meeting;
- Recommendation Report respecting the proposed Zoning By-law Amendment;
- Enactment of Zoning By-law Amendment;
- Issuance of Site Plan Endorsement;
- Execution of Site Plan agreement;
- Issuance of Site Plan Approval; and,
- Submission of a future Draft Plan of Condominium application.

BACKGROUND:

The 0.959 ha (2.37 ac) subject lands are situated on the southwest corner of 14th Avenue and Brimley Road and are comprised of four contiguous properties municipally known as 4781, 4791, 4801 and 4813 14th Avenue (Figure 1). The subject lands are irregular in shape and have an approximate frontage of 139 m (457 ft) along the south side of 14th Avenue and an approximate frontage of 60 m (198 ft) along the west side of Brimley Road. The subject lands currently accommodate a two-storey institutional building (Beckenridge Discovery Preschool at 4813 14th Avenue), a vacant parcel (4801 14th Avenue), and two single detached dwellings (4781 & 4791 14th Avenue).

Surrounding uses are as follows (Figure 3):

- To the north, single detached dwellings with reverse lot frontages;
- To the east, Brimley Road and a one-storey commercial plaza beyond;
- To the south, an institutional building (Somerset Academy) and a proposed draft plan of subdivision comprised of 13 single-detached dwellings; and
- To the west, a place of worship (Cornerstone Chinese Alliance Church).

Official Plan and Zoning

The subject lands are designated “Residential Low Rise” in the City’s 2014 Official Plan (as partially approved on October 30, 2015, May 26, 2016, March 10, 2017, April 21, 2017 and November 24, 2017). This designation provides for a variety of grade-related, low density housing types, including detached dwelling, semi-detached dwelling, townhouse excluding back-to-back townhouse and small multiplex building containing 3 to 6 units, all with direct frontage on a public street. A Zoning By-law Amendment to permit the above buildings on lots without direct frontage on a public street may be considered, at appropriate locations, where a development block has frontage on an arterial road or major collector road.

The subject lands are zoned “Suburban Residential Three – Hold” [SUR3(H)] and “Institutional and Open Space” (O2) by By-law 193-81, as amended (Figure 2). The Applicant is proposing to delete the subject lands from the designated area of By-law 193-81, as amended, incorporate the lands into the designated area of By-law 177-96, as amended, and zone the subject lands to “Residential Two” (R2), incorporating site specific amendments to certain development standards.

Proposal is for a townhouse development

The Applicant is proposing to develop the subject lands with thirty-nine (39), three-storey, townhouse dwellings accommodated in six (6) blocks (Figure 4). Three (3) townhouse blocks (Blocks A-C) front directly onto 14th Avenue and three (3) townhouse blocks (Blocks D-F) are internal to the site (a private condominium road, as discussed below, separates Blocks A-C from Blocks D-F). Access to the proposed townhouse dwellings is via a private condominium road that is proposed to access both 14th Avenue and Brimley Road. A 1,090 m² (11,733 ft²) private playground is also proposed at the southwest corner of the development.

The City's Parking By-law 28-97, as amended, requires 2 parking spaces per townhouse dwelling unit, plus 0.25 parking spaces for visitors. The Applicant is proposing 4 parking spaces per townhouse dwelling (2 parking spaces in the driveway and 2 parking spaces in the garage) for a total of 156 parking spaces. Ten (10) visitor parking spaces, are also proposed. These visitor parking spaces are dispersed through the site (Figure 4).

It should be noted that the Applicant has filed a companion site plan approval application (File No. SC 18 114381). A conceptual rendering of the proposed townhouse development (looking southeast from 14th Avenue) is shown in Figure 5.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

1. Staff are reviewing the Planning Justification Report prepared by JKO Planning.
2. Compatibility with existing lot fabric and uses, proposed lotting pattern and built form, proposed development standards/setbacks and density, are all under review by staff.
3. The Region of York has jurisdiction over 14th Avenue. The Owner is required to address the Region's requirements (i.e. access and road widening).
4. Transportation Planning Staff are reviewing site circulation, the proposed access onto Brimley Road, and the location and functionality of the proposed visitor parking spaces.
5. Review of all technical studies including Functional Servicing and Stormwater Management Report, Phase 1 ESA, Sanitary Flow Monitoring and Data Analysis, Geotechnical Investigation, Noise Study, Traffic Impact Assessment (including TDM strategy) and Tree Assessment and Preservation Plan, is currently on-going as part of the application review.
6. Site plan matters including but not limited to access, visitor parking, landscaping, building elevations, floor plans, snow storage location, private open space, bird friendly measures and sustainability measures are currently under review.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development will be reviewed in the context of the Growth Management strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments and external agencies and their requirements will be addressed as part of a future staff recommendation report.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Air Photo
- Figure 4: Proposed Site Plan
- Figure 5: Conceptual Townhouse Block Rendering

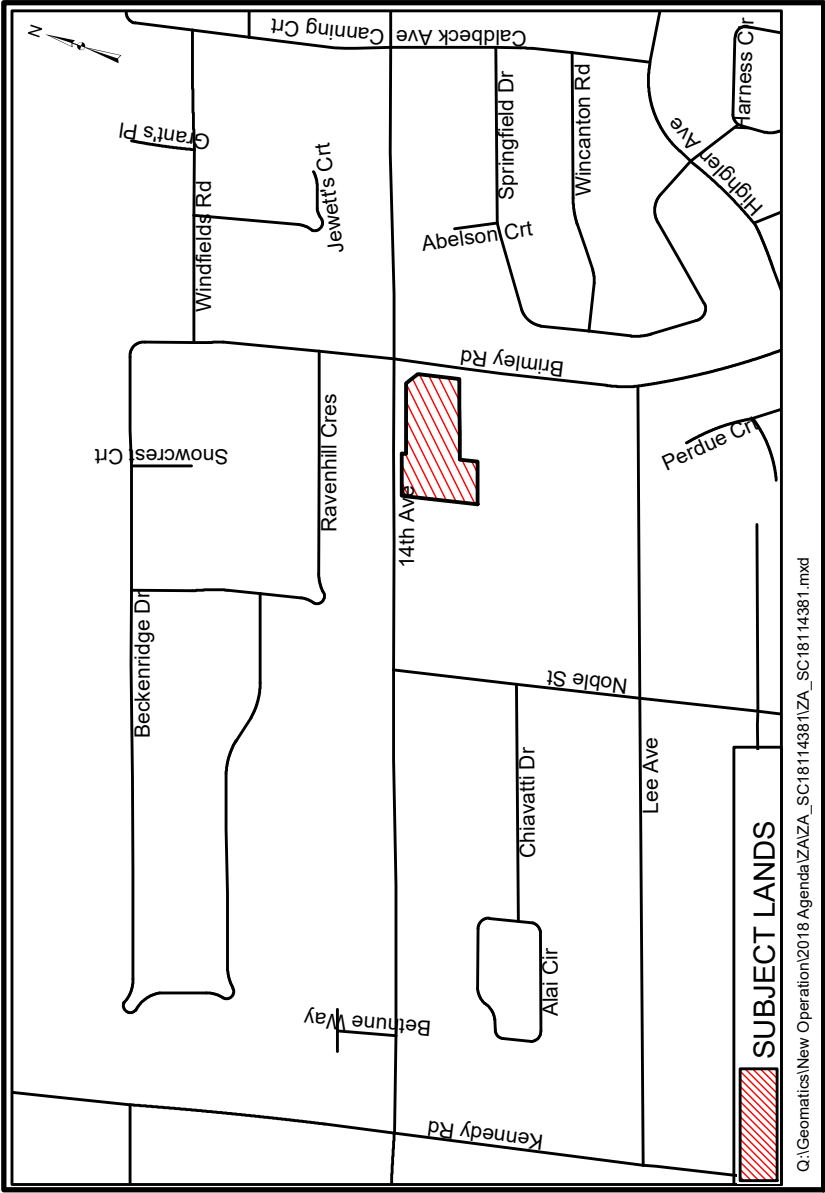
AGENT:

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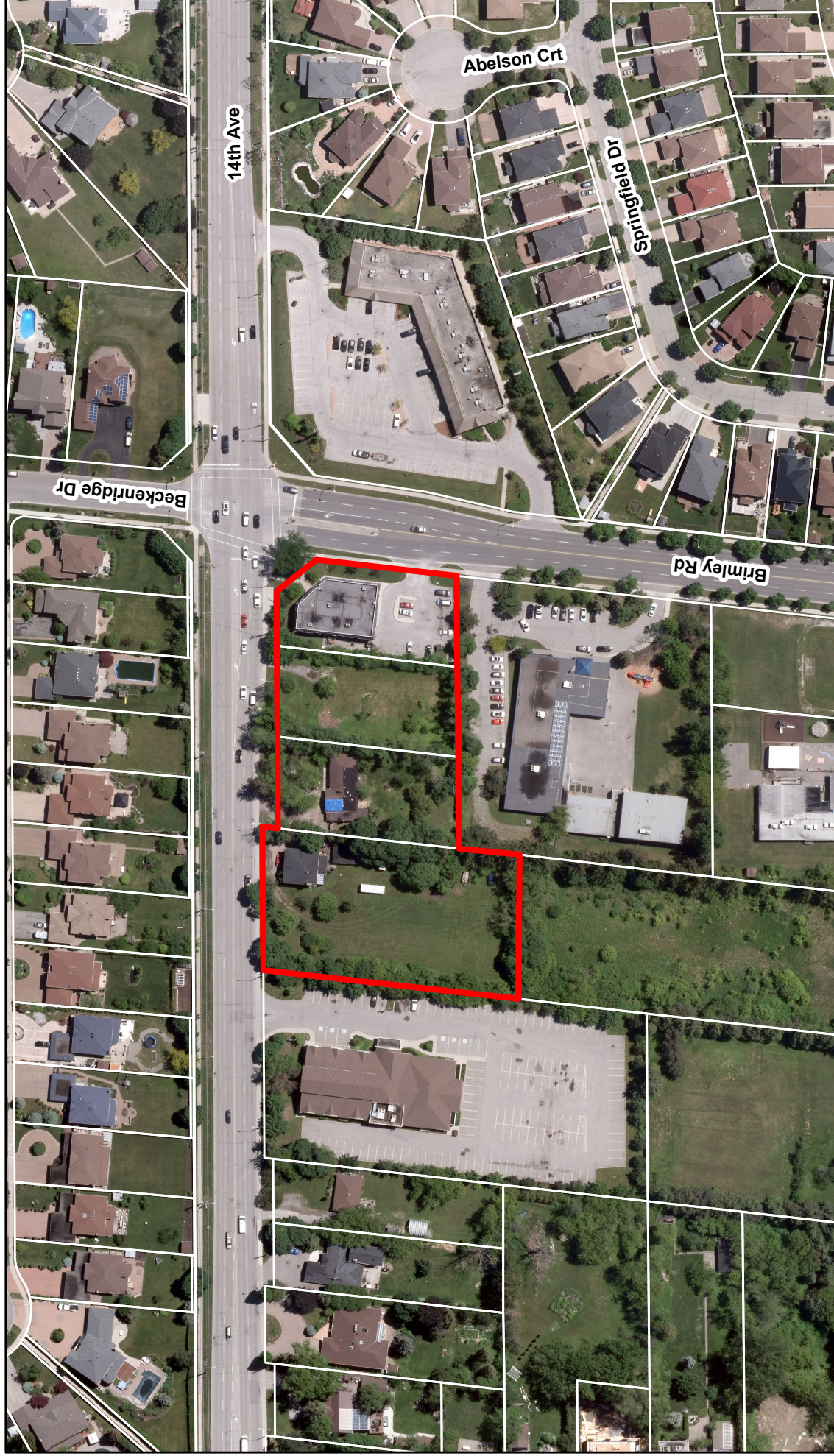
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File path: Amanda\File 18 114381\Documents\Preliminary Report



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AERIAL PHOTO (2017)

APPLICANT: 2080552 & 2328465 ONTARIO INC.

4781, 4791, 4801 & 4813 14th AVENUE

FILE No. ZA_SC. 18114381 (SB)

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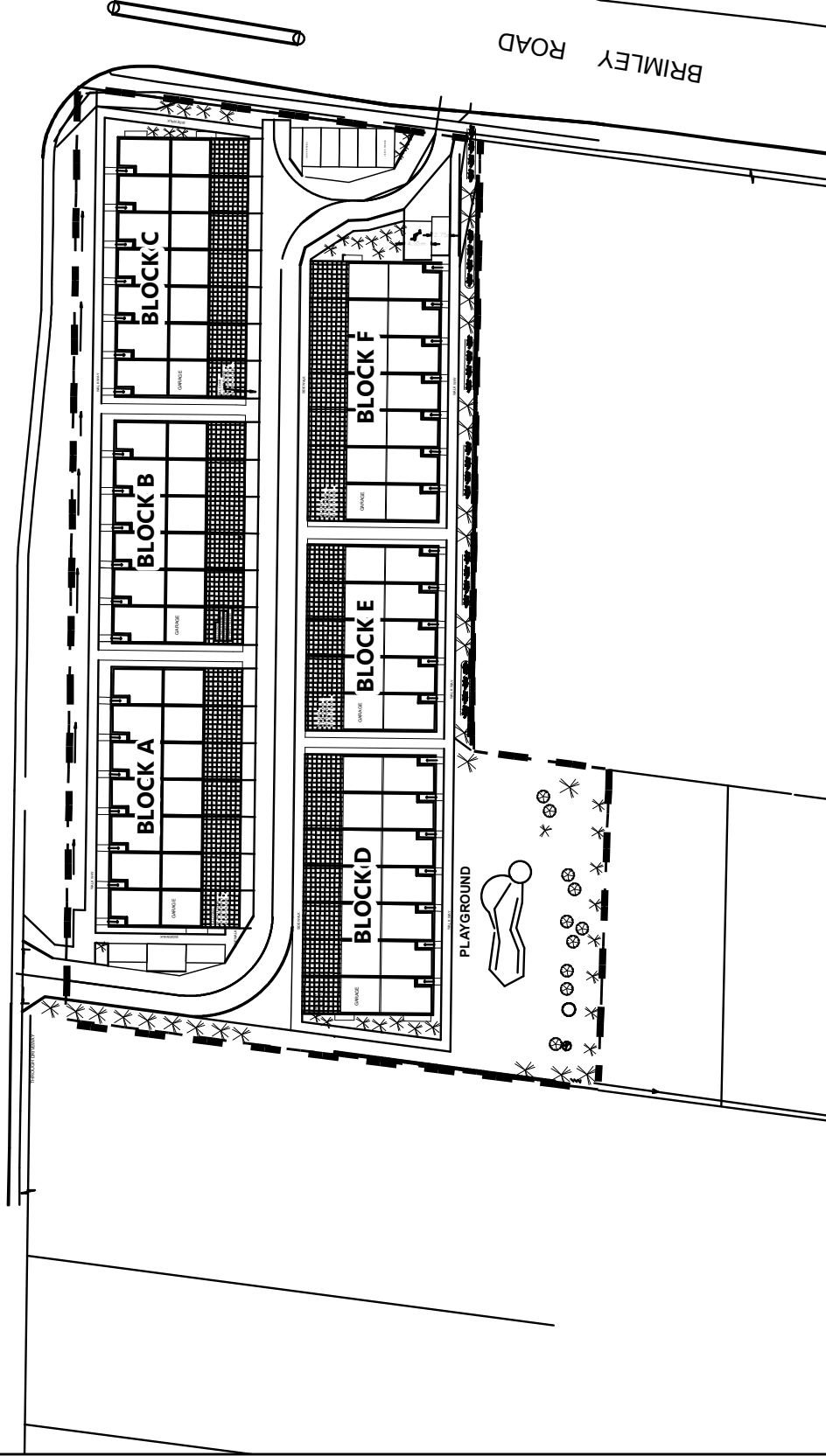
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FIGURE No. 3

SUBJECT LANDS



FOURTEENTH AVENUE



PROPOSED SITE PLAN

APPLICANT: 2080552 & 2328465 ONTARIO INC.
4781, 4791, 4801 & 4813 14th AVENUE

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CONCEPTUAL TOWNHOUSE BLOCK RENDERING

APPLICANT: 2080552 & 2328465 ONTARIO INC.
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